



City of Miramar | Building Division

Community & Economic Development Department
2200 Civic Center Place | Miramar, Florida 33025
Tel: 954.602.3200 | Fax: 954.602.3635
www.miramarfl.gov

40 YEARS BUILDING SAFETY INSPECTION PROGRAM

The Building Safety Inspection Program was created in 2005 and has become effective throughout Broward County in January 2006. Broward's program calls for structural and electrical safety inspections for **buildings 40 years old or older and every ten years thereafter.** Exempt from this program are:

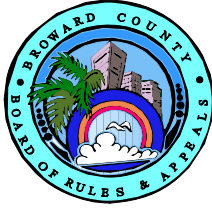
- One- and two-family dwellings
- U.S. government buildings
- State of Florida owned buildings
- Schools under the jurisdiction of the Broward County School Board
- Buildings built on Indian reservations
- All buildings under 3,500 square feet

This program helps minimize the possibilities of future building failure and better prepares us for hurricane winds.

Enclosed are checklists and guidelines for buildings to be inspected for structural integrity and electrical safety. State licensed architects and engineers will be hired by private building owners to do the safety inspection. The local government has the authority to establish a fee to review the Safety Inspection Reports.

Please review the following information for:

- Detailed information about the program
- Structural and electrical report forms.
- Guidelines for buildings to be inspected by design professionals hired by private building owners
- On all buildings, structures, electrical, plumbing, mechanical, and gas systems or alterations requiring a permit, **a processing fee (\$75.00) for each permit shall be paid as required at the time of filing application. This is a non-refundable fee and it's not part of the permit fees.** After approval of the application, the permit fee will be calculated in accordance with the fee schedule as established by the City of Miramar.



BROWARD COUNTY BOARD OF RULES AND APPEALS

One North University Drive
Suite 3500-B
Plantation, Florida 33324

Phone: 954-765-4500

Fax: 954-765-4504

www.broward.org/codeappeals

2015 Voting Members

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Chair
Mr. Jeffrey Lucas, Deputy Fire Chief
Vice-Chair
Fire Service Professional
Mr. Gregg D'Attilio
Mechanical Contractor
Mr. John Famularo
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Mrs. Shalanda Giles Nelson
General Contractor
Mr. Gary Elzweig, P.E.
Structural Engineer
VACANT
Master Plumber
Mr. Allan Kozich, P.E.
Electrical Engineer
VACANT
Consumer Advocate
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Mr. Abbas H. Zackria, CSI
Architect

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Electrical Engineer
VACANT
Master Plumber
Mr. David Tringo
Master Electrician
Mr. William Flett
Roofing Contractor
VACANT
Architect

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
James DiPietro

—ESTABLISHED 1971—

June 25, 2015

SENT VIA EMAIL

TO: **BUILDING OFFICIALS**

RE: **40 Years Building Safety Inspection Program - 2015**

Please find enclosed information concerning the 40 Year and Older Building Safety Inspection Program which was created in 2005 and became effective throughout Broward County on January 1, 2006. Modeled after Miami-Dade County's policy which was established in the 1970's; Broward's program calls for structural and electrical safety inspection for buildings 40 years old or older and every ten years, thereafter. Exempt from this program are:

- All single family homes and duplexes
- U.S. Government and State of Florida buildings
- Schools under the jurisdiction of the Broward County School Board
- Buildings built on Indian Reservations, and
- All buildings under 3,500 square feet

Both counties have had instances of structural building failures. This policy helps to minimize the possibilities of future building failure and better prepares us for hurricane winds.

The buildings due for safety inspections are shown on first of the two attached lists, reflecting buildings with more than 3,500 square feet built in 1975. This year a second list of buildings due for inspection is also attached reflecting the 10 year anniversary of the properties due for inspection in 2006 (Buildings dated 1965 and older of 11,000 square feet and larger).

Enclosed are structural and electrical report minimum inspection guidelines for buildings to be inspected by design professionals hired by the individual private building owners. The local government establishes its own fee to review the Safety Inspection Report. The Building Department will review the reports submitted to verify if the inspecting agency has deemed the structural and electrical systems as safe, and to ensure repairs are made as needed.

No later than June, each year, the Broward County Board of Rules and Appeals will provide to you a list of buildings that meet the program requirements for the new calendar year from a database that we obtain annually from the County Property Appraiser's Office. Building Departments' letters are to be sent to property owners in June, July and August 2015 for both of the above indicated lists.

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select Trade: ☒ **Building** ☐ **Electrical** ☐ **Plumbing** ☐ **Mechanical** ☐ **Other** _____

Application Number: _____

Application Date: _____

| | | | | | |
|----------------------------------|--|-------------------|---|-----------------------|------------------------|
| 1 | Job Address: _____ | | Unit: _____ | City: _____ | |
| | Tax Folio No.: _____ | Flood Zone: _____ | BFE: _____ | Floor Area: _____ | Job Value: _____ |
| | Building Use: _____ | | Construction Type: _____ | | Occupancy Group: _____ |
| | Present Use: _____ | | Proposed Used: _____ | | |
| | Description of Work: _____ | | | | |
| | <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Revision <input type="checkbox"/> Other: _____ | | | | |
| | Legal Description: _____ <input type="checkbox"/> Attachment | | | | |
| 2 | Property Owner: _____ | | Phone: _____ | Email: _____ | |
| | Owner's Address: _____ | | City: _____ | State: _____ | Zip: _____ |
| 3 | Contracting Co.: _____ | | Phone: _____ | Email: _____ | |
| | Company Address: _____ | | City: _____ | State: _____ | Zip: _____ |
| | Qualifier's Name: _____ | | Owner-Builder: <input type="checkbox"/> | License Number: _____ | |
| 4 | Architect/Engineer's Name: _____ | | Phone: _____ | Email: _____ | |
| | Architect/Engineer's Address: _____ | | City: _____ | State: _____ | Zip: _____ |
| | Bonding Company: _____ | | | | |
| | Bonding Company Address: _____ | | City: _____ | State: _____ | Zip: _____ |
| | Fee Simple Titleholder's name (if other than owner): _____ | | | | |
| | Fee Simple Titleholder's Address (If other than owner): _____ | | City: _____ | State: _____ | Zip: _____ |
| | Mortgage Lender's Name: _____ | | | | |
| Mortgage Lender's Address: _____ | | City: _____ | State: _____ | Zip: _____ | |

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X _____
Signature of Property Owner or Agent

X _____
Signature of Qualifier

STATE OF FLORIDA
COUNTY OF _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____ by _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____ by _____

(Type / Print Property Owner or Agent Name)

(Type / Print Qualifier's Name)

NOTARY'S SIGNATURE as to Owner or Agent's Signature

NOTARY'S SIGNATURE as to Qualifier's Signature

Notary Name _____
(Print, Type or Stamp Notary's Name)

Notary Name _____
(Print, Type or Stamp Notary's Name)

Personally Known _____ or Produced Identification _____

Personally Known _____ or Produced Identification _____

Type of Identification Produced _____

Type of Identification Produced _____

Code in Effect: _____

APPROVED BY: _____ Permit Officer Issue Date: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select Trade: ☐ Building ☒ Electrical ☐ Plumbing ☐ Mechanical ☐ Other _____

Application Number: _____

Application Date: _____

| | | | | | |
|----------------------------------|--|-------------------|---|-----------------------|------------------------|
| 1 | Job Address: _____ | | Unit: _____ | City: _____ | |
| | Tax Folio No.: _____ | Flood Zone: _____ | BFE: _____ | Floor Area: _____ | Job Value: _____ |
| | Building Use: _____ | | Construction Type: _____ | | Occupancy Group: _____ |
| | Present Use: _____ | | Proposed Used: _____ | | |
| | Description of Work: _____ | | | | |
| | <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Revision <input type="checkbox"/> Other: _____ | | | | |
| | Legal Description: _____ <input type="checkbox"/> Attachment | | | | |
| 2 | Property Owner: _____ | | Phone: _____ | Email: _____ | |
| | Owner's Address: _____ | | City: _____ | State: _____ | Zip: _____ |
| 3 | Contracting Co.: _____ | | Phone: _____ | Email: _____ | |
| | Company Address: _____ | | City: _____ | State: _____ | Zip: _____ |
| | Qualifier's Name: _____ | | Owner-Builder: <input type="checkbox"/> | License Number: _____ | |
| 4 | Architect/Engineer's Name: _____ | | Phone: _____ | Email: _____ | |
| | Architect/Engineer's Address: _____ | | City: _____ | State: _____ | Zip: _____ |
| | Bonding Company: _____ | | | | |
| | Bonding Company Address: _____ | | City: _____ | State: _____ | Zip: _____ |
| | Fee Simple Titleholder's name (if other than owner): _____ | | | | |
| | Fee Simple Titleholder's Address (If other than owner): _____ | | City: _____ | State: _____ | Zip: _____ |
| | Mortgage Lender's Name: _____ | | | | |
| Mortgage Lender's Address: _____ | | City: _____ | State: _____ | Zip: _____ | |

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X _____
Signature of Property Owner or Agent

X _____
Signature of Qualifier

STATE OF FLORIDA
COUNTY OF _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____ by _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____ by _____

(Type / Print Property Owner or Agent Name)

(Type / Print Qualifier's Name)

NOTARY'S SIGNATURE as to Owner or Agent's Signature

NOTARY'S SIGNATURE as to Qualifier's Signature

Notary Name _____

Notary Name _____

(Print, Type or Stamp Notary's Name)

(Print, Type or Stamp Notary's Name)

Personally Known _____ or Produced Identification _____

Personally Known _____ or Produced Identification _____

Type of Identification Produced _____

Type of Identification Produced _____

Code in Effect: _____

APPROVED BY: _____ Permit Officer Issue Date: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

40 YEAR AND OLDER BUILDING SAFETY INSPECTION PROGRAM

PROGRAM SUMMARY

The 40 year and older Building Safety Inspection Program was created in 2005 and has become effective throughout Broward County in January 2006. Modeled after Miami-Dade County's program, which was established in the mid 1970s, Broward's program calls for structural and electrical safety inspections for buildings 40 years old or older and every ten years thereafter. One and two family dwellings, U.S Government, State of Florida buildings, schools under the jurisdiction of the B.C. School Board, and buildings built on Indian Reservations are exempt from this program. Miami-Dade County's effort exempts other buildings under 2,000 square feet while the Broward program excludes all buildings under 3,500 square feet. Both Counties have had instances of structural building failures. By having such a program in effect we are minimalizing the possibilities of future building failure and will be better prepared for hurricane winds.

"

*****Enclosed are checklists and guidelines for buildings to be inspected for structural integrity and electrical safety.

*****State licensed architects and engineers will be hired by private building owners to do the safety inspection.

*****The local government has the authority to establish a fee to review the Safety Inspection Reports.

*****The Building Department will review the reports submitted to verify that if the inspecting agency has deemed

*****the structural and electrical systems as safe. If any deficiency is noted, the building department shall follow

*****the guidelines of Policy #05-05 (copy attached).

*****Each year a list of buildings meeting the program requirements

*****are provided to Building Officials from a database that the Board of Rules and Appeals obtains from the County

*****Property Appraiser's Office. The program is then to be administrated by the City Building Department or the

*****County Building Department and a notification letter is sent.

*****The owner of a building or structure shall then furnish within 90 days the required Safety Inspection

*****forms to the Building Official prepared by an engineer or architect. In the event that repairs are necessary,

*****the owner has 180 days from the date of the building inspection report in which to correct the structural

*****and electrical deficiencies that pose an immediate threat to life safety. Repairs that are incidental and

*****nonlife threatening can be completed at a later date.(see page 70 9)

Subject: Broward County Board of Rules and Appeals – Building Safety Inspection Program

Section 110.15 of the Broward County Administrative Provisions of the Florida Building Code has established a Building Safety Inspection Program.

The procedures established herein are the basic guidelines for the Building Safety Inspection program.

The requirements contained in the Florida Building Code, covering the maintenance of buildings, shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures and all parts thereof shall be maintained in a safe condition, and all devices or safeguards that are required by the Florida Building Code shall be maintained in good working order. Electrical wiring, apparatus and equipment, and installations for light heat or power and low voltage systems as are required and/or regulated by the Building Code, now existing or hereinafter installed, shall be maintained in a safe condition and all devices and safeguards maintained in good working order.

These guidelines shall not be construed as permitting the removal or non-maintenance of any existing devices or safeguards unless authorized by the Building Official.

Building Safety Inspection of buildings / structures and components:

For the purpose of these guidelines, Building Safety Inspection shall be construed to mean the requirement for specific inspection of existing buildings and structures and furnishing the Building Official with a written report of such inspection as prescribed herein.

A (1). Inspection procedures shall conform, in general, to the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals. This inspection is for the sole purpose of identifying structural and electrical deficiencies of the building or structure that pose an immediate threat to life safety or where failure of a critical component is imminent. This inspection is not to determine if the condition of an existing building is in compliance with the current edition of the Florida Existing Building Code or the National Electrical Code.

(2). Such inspection shall be for the purpose of determining the structural & electrical condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code.

(3). The inspecting professional shall have a right of entry into all areas he/she deems necessary to comply with the program.

(4). The Building Official shall ensure that the owner(s) (or their duly authorized representative(s)) of all buildings requiring inspection under these guidelines file the necessary documentation to confirm compliance with the guidelines set forth herein.

B (1). All buildings, except single-family residences, duplexes and minor buildings or structures as defined below, shall be recertified in the manner described below where such buildings or structures have been in existence for forty (40) years or longer, as determined by the Building Official, who shall at such time issue a Notice of Required Inspection to the building owner.

(2). Subsequent Building Safety Inspections shall be required at ten (10) year intervals from the date of the 40th anniversary of existence of buildings or structures regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building. Buildings that the original 40 year inspection dates are specified in the exception to 110.15 (2011 and earlier) shall have the 10 year re-inspections scheduled starting 10 years following the date schedule shown in the exceptions to 110.15.

(3). In the event a building is determined to be structurally and electrically safe under the conditions set forth herein, and such building or structure is less than forty (40) years of age, a Building Safety Inspection shall not be required for a minimum of ten (10) years from that time, or age forty (40), whichever is the longer period of time.

C. Minor buildings or structures shall, for the purpose of this subsection, be defined as buildings or structures in any occupancy group having a gross area of 3,500 sq. ft. or less. Any building or structure which houses, covers, stores or maintains any support features, materials or equipment necessary for the operation of all or part of the primary structure, or operation of any feature located upon the real property, shall not be considered a minor building and shall be subject to inspection as otherwise set forth herein. Also included in the Safety Inspection Program are elevated decks.

D (1). The owner of a building or structure subject to Building Safety Inspection shall furnish, or cause to be furnished, within ninety (90) days of Notice of Required Building Safety Inspection, the Broward County Board of Rules and Appeals Building Safety Inspection Certification Form to the Building Official, prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.

(2). Such written report shall bear the impressed seal and signature of the certifying Engineer or Architect.

(3). Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.

(4). Such report shall indicate the manner and type of inspection forming the basis for the report and description of any matters identified as requiring remedial action.

(5). In the event that repairs or modifications are found to be necessary resulting from the Building Safety Inspection Report, the owner shall have a total of 180 days from the date of the Building Safety Inspection Report, unless otherwise specified by the Building Official in accordance with Florida Building Code Section 11□ (Broward County Administrative Code), in which to correct the structural and electrical deficiencies that pose an immediate threat to life, health, safety or where failure of a critical component is imminent. Once the corrections have been completed a Professional Engineer, or Registered Architect ~~or~~ shall re-inspect the areas noted on the original report and shall provide the building owner a signed and sealed letter stating the corrections have all been completed. The building owner shall submit that letter to the Building Official. For deficiencies that cannot be corrected within 180 days, the time frame may be extended when a time frame is specified by the Professional Engineer or Registered Architect and approved by the Building Official. Such extension shall be contingent on maintaining an active building permit as specified in Florida Building Code Section 105.1.3 (Broward County Administrative Code).

Repairs or modifications of deficient conditions that are incidental and non-life threatening shall be completed within a time frame as specified by the inspecting Professional Engineer or Registered Architect and approved by the Building Official. All repairs or modifications shall be completed in conformance with all applicable Sections of the Florida Existing Building Code* and the National Electrical Code.

E (1). In the event an owner fails to submit the 40 year Inspection Report the governing authority shall elect the choice of either a Special Magistrate or Code Enforcement Board as set forth under Florida Statutes Sec. 162, et. al., to conduct a hearing to address such failure. In the event an owner fails to comply with repair or modification requirements as determined from the Building Safety Inspection Report as set forth herein the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and may be sent to the Special Magistrate, Code Enforcement Board or Unsafe Structures Board, as appropriate.

* The Florida Existing Building Code will specify whether the repairs or modification can be made under the code in effect when the building was originally permitted or the code currently in effect.

Building Safety Inspection Report Form Amended 03/15/12
STRUCTURAL

Building Information

| | | |
|--|--|-------|
| Building / Structure address | _____ | |
| Legal description | _____ | |
| Folio # of Building /Structure | _____ | |
| Owner's name | _____ | |
| Owner's mailing address | _____ | |
| Building Code Occupancy Classification | _____ In accordance with Building Code Edition | _____ |
| Type of Construction | _____ In accordance with Building Code Edition | _____ |
| Size (Square footage) | _____ | |
| Number of Stories | _____ | |

Inspection Firm

| | | |
|-------------------------------|--------------------|---|
| Inspection Firm or Individual | _____ | |
| Address | _____ | |
| Phone | _____ | |
| Inspection Commencement Date | ____ / ____ / ____ | Inspection Completion Date ____ / ____ / ____ |
| Inspection made by | _____ | |

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

☐ No Repairs required

☐ Repairs are required as outlined in the attached inspection report.

Licensed Professional
Engineer / Architect

License #

" I am qualified to practice in the discipline in which I am hereby signing."



Seal

Signature and Date

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

MINIMUM INSPECTION GUIDELINES
FOR BUILDING SAFETY INSPECTION
STRUCTURAL

I. Masonry Walls

A. General Description

1. Concrete masonry units
2. Clay tile or terra cotta units
3. Reinforced concrete tie columns
4. Reinforced concrete tie beams
5. Lintels
6. Other type bond beams

B. Cracks: Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in Width; **MEDIUM** if between 1 and 2 mm in width; **WIDE** if over 2 mm

1. Location - note beams, columns, other
2. Description

C. Spalling:

1. Location - note beams, columns, other
2. Description

D. Rebar corrosion

1. None visible
2. Minor
3. Significant - structural repairs required (describe)

II. Floor and Roof Systems:

A. Roof:

1. Describe type of framing system (flat, slope, type roofing, type roof deck, condition)
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.
3. Note types of drains and scuppers and condition.

B. Floor system(s):

1. Describe (type of system framing, material, condition)
2. Heavy equipment and conditions of support

C. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.**III. Steel Framing Systems:**

- A. Description
- B. Exposed Steel - describe condition of paint & degree of corrosion.
- C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection.
- D. Elevator sheaves beams & connections, and machine floor beams - note Condition.

IV. Concrete Framing Systems:

- A. Full description of structural system.
- B. Cracking:
 1. Not significant.
 2. Location and description of members affected and type cracking.
- C. General condition.
- D. Rebar corrosion
 1. None visible
 2. Minor
 3. Significant - structural repairs required (describe)

V. Windows:

- A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
- B. Anchorage - type & condition of fasteners and latches.
- C. Sealants - type & condition of perimeter sealants & at mullions.
- D. Interior seals - type & condition at operable vents.
- E. General condition.

VI. Wood Framing:

- A. Describe floor system
- B. Note condition connector or stress
- C. Note rotting or termite damage
- D. Note alignment problems
- E. Note bearing deficiencies
- F. Note any significant damage that might affect safety and stability of building structure.

VII. Exterior Finishes / Note any structural deficiencies in the following.

- A. Stucco
- B. Veneer
- C. Soffits
- D. Ceiling
- E. Other



Building Safety Inspection Report Form Amended 03/15/12

ELECTRICAL

Building Information

| | |
|--|---|
| Building / Structure address | _____ |
| Legal description | _____ |
| Folio Number of Building /Structure | _____ |
| Owner's name | _____ |
| Owner's mailing address | _____ |
| Building Code Occupancy Classification | _____ In accordance with Building Code Edition |
| Type of Construction | _____ In accordance with Building Code Edition |
| Electrical Installation | _____ In accordance with National Electrical Code Edition |
| Size (Square footage) | _____ |
| Number of Stories | _____ |

Inspection Firm

| | |
|-------------------------------|--|
| Inspection Firm or Individual | _____ |
| Address | _____ |
| Telephone Number | _____ |
| Inspection Commencement Date | ____/____/____ Inspection Completion Date ____/____/____ |
| Inspection made by | _____ |

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

- ☐ No Repairs required
- ☐ Repairs are required as outlined in the attached inspection report.

Licensed Professional
Engineer / Architect

License #

" I am qualified to practice in the discipline in which I am hereby signing."

Signature and Date

Seal



As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

MINIMUM INSPECTION GUIDELINES FOR
BUILDING SAFETY INSPECTION
ELECTRICAL

- I. **Electrical Service:**
A. Size, Amperage, Voltage:
B. Phase:
C. Condition: Code Compliant () Requires Repair ()
D. Comments:
- II. **Meter and Electrical Rooms:**
A. Clearances: Code Compliant () Requires Repair ()
B. Comments:
- III. **Switchboards/Meter/Motor Control Centers:** Code Compliant () Requires Repair ()
Comments:
- IV. **Grounding:**
A. Service Code Compliant () Requires Repair ()
B. Equipment Code Compliant () Requires Repair ()
C. Comments:
- V. **Conductors:** Code Compliant () Requires Repair ()
Comments:
- VI. **Auxiliary Gutters/ Wireways/ Busways:**
A. Location: Code Compliant () Requires Repair ()
B. Comments:
- VII. **Electrical Panels:**
A. Location Code Compliant () Requires Repair ()
B. Clearance Code Compliant () Requires Repair ()
C. Identification Code Compliant () Requires Repair ()
D. Comments:
- VIII. **Disconnects:**
A. Location Code Compliant () Requires Repair ()
B. Clearance Code Compliant () Requires Repair ()
C. Identification Code Compliant () Requires Repair ()
D. Comments:

IX. Branch Circuits:**A.** Identification

Code Compliant () Requires Repair ()

B. Comments:**X. Conduit/Raceways:**

Code Compliant () Requires Repair ()

Comments:

XI. Low Voltage Wiring Methods

Code Compliant () Requires Repair ()

Comments:

XII. Building Illumination:**A.** Building Egress

Code Compliant () Requires Repair ()

B. Emergency

Code Compliant () Requires Repair ()

C. Exit Signs

Code Compliant () Requires Repair ()

D. Comments:**XIII. Fire Alarm System:**

Code Compliant () Requires Repair ()

Comments:

XIV. Smoke Detectors:

Code Compliant () Requires Repair ()

Comments:

XV. Generator:**A.** Emergency

Code Compliant () Requires Repair ()

B. Standby/Optional

Code Compliant () Requires Repair ()

C. Comments:**XVI. Site Wiring:**

Code Compliant () Requires Repair ()

Comments:

XXIV. Swimming Pool/Spa Wiring:

Code Compliant () Requires Repair ()

Comments:

XXV. Wiring to Mechanical Equipment:

Code Compliant () Requires Repair ()

Comments:

XXVI. General Additional Comments: